TO: DEVELOPMENT REVIEW BOARD DATE: November 20, 2003

**FROM:** CURRENT PLANNING SERVICES

**SUBJECT:** CASE 50-DR-2003

**REQUEST:** Approve site plan & elevations for a new multi-use building and

associated parking changes

**PROJECT NAME:** Desert Hills Presbyterian Church

**LOCATION:** 34605 N Scottsdale Rd

**DEVELOPER/OWNER:** Desert Hills Presbyterian Church

**ARCHITECT/DESIGNER:** CCBG Architects

**ENGINEER:** Cottrell Sparkman Design Spec LLC Aka Csds

**APPLICANT/COORDINATOR**: CCBG Architects/Scott Walker

818 N First St

Phoenix, AZ 85004

602-258-2211

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** No public comment has been received on this case.

**REQUEST:** The request is for site plan and elevation approval for a new 16,074 sq. ft. multi-purpose building at the Desert Hills Presbyterian Church.

**LOCATION & ZONING:** The property is situated at the northeast corner of Scottsdale Road and Carefree Hwy north of El Pedregal at the Boulders. The site is zoned R1-70 ESL and conforms to the church use criteria in that district.

**CHARACTERISTICS**: A large boulder outcrop feature is situated near the northeast corner of the site and is presently contained in an NAOS easement. The site is located in the Upper Desert Landform. A 50 ft. wide NAOS and Scenic Corridor exists across the site' Scottsdale Road frontage.

**HISTORY:** The 6.96 ac. church site was originally approved in 1987 through a use permit and DRB process.

**DISCUSSION:** The site contains an existing 17,526 sq. ft. 376 seat sanctuary near the northwest side. Two existing buildings containing Sunday school classrooms and fellowship hall will be demolished to make room available for the new building and 14 car expanded parking lot. Overall, the sanctuary and new multi-purpose room will contain about 36,500 sq. ft. The proposed building height is 30 ft. while the existing sanctuary is also 30 feet in height and an existing stand-alone cross tower on the site is 40 ft. high. The new 2 story multi-purpose building will contain an indoor basketball court which is convertible to a multi-purpose room with seating and stage, a youth

center, conference facilities, kitchen, classrooms, offices and storage area. A total of 192,452 sq. ft. of open space is provided and 94,559 sq. ft. is required. Access is provided from the road along the south side of the site, with no direct access to Scottsdale Rd. Parking is located to the southwest and the south of the buildings with 171 spaces provided and 154 required.

The new building contains a southwestern style with tan beige, stucco-finished walls (LRV 40), varied height parapet roof and gray window frames and trim. A two-story tall glass wall is provided along the northeast and southeast sides of the building with small punched windows with 6-8 inch recesses along the south and southwest sides of the building. The building contains stepped back roof heights and also stepped back walls that give the appearance of vertical columns. The new building has a variation of appearance from the existing sanctuary, yet is still complementary in appearance. The topography of the site rises to the northeast and walls and landscape areas along with some boulders are designed into the walkways and landscape areas around the building. Improvements also include a covered outdoor patio area along the north side of the building as well as substantial walkways and gathering areas on all sides of the building. These pedestrian areas connect with the sanctuary to the north and northwest of the new building.

The landscape palette contains a xeriscape style with Blue Palo Verde, Native Mesquite, and Ironwood trees plus Brittlebush, Creosote, Turpentine Bush and other groundcovers. No turf is provided on the site.

#### **KEY ISSUES:**

The building has a complementary style to the existing sanctuary on the site.

#### **RELATED CASES:**

- Case 8-UP-1987 gave use permit approval for the site plan and church in 1987.
- Case 34-DR-1987 gave development approval to the site in 1987.

Al Ward Project Coordination Manager 480-312-7067

**ATTACHMENTS:** #1-Project Narrative

#2-Context Aerial #2A-Aerial Close-Up #3-Zoning Map

#4-Site Plan #5-Landscaping Plan

#6-Elevations

#7-Main Level Floor Plan #8-Upper Level Floor Plan

#9-Lighting Plan

A-Stipulation/Ordinance Requirements

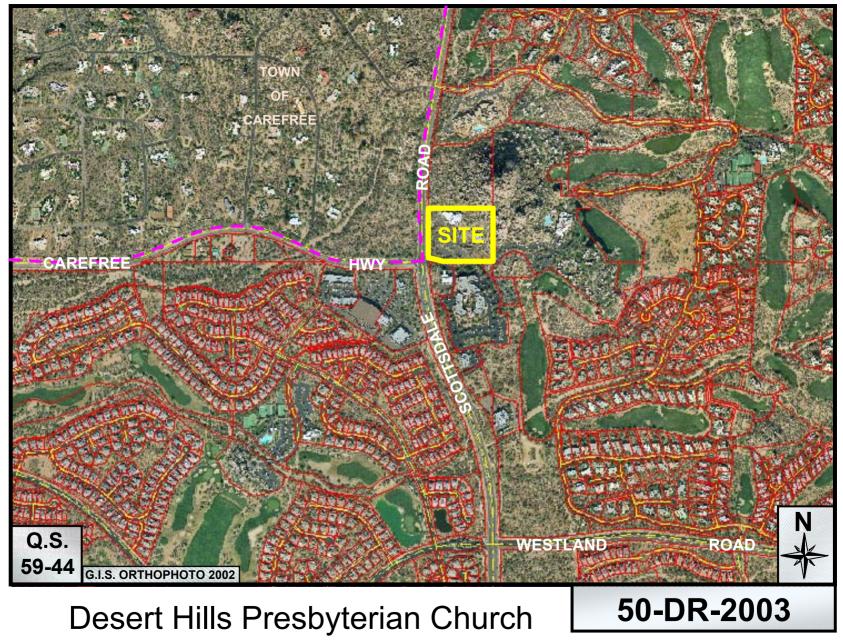
#### DESERT HILLS PRESBYTERIAN CHURCH

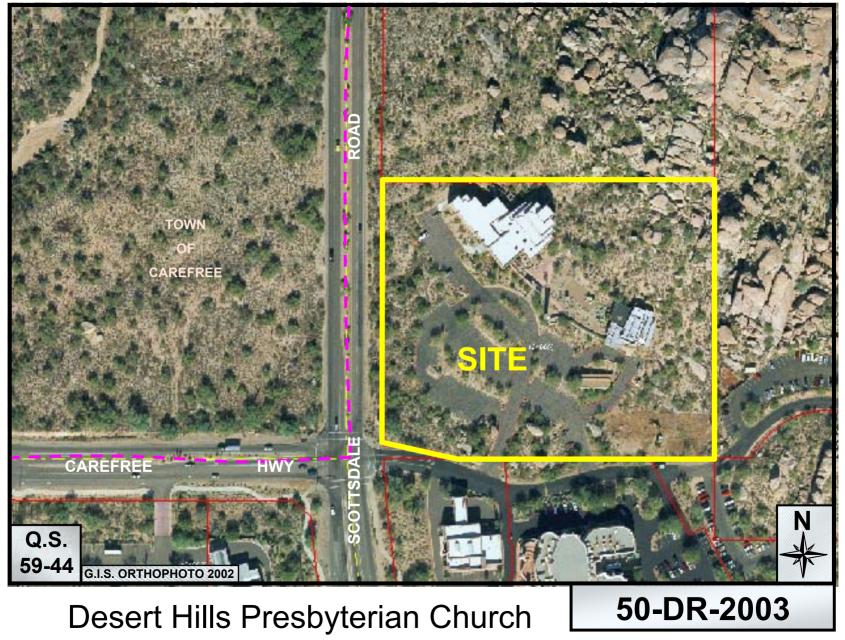
## **PROJECT NARRATIVE**

Desert Hills Presbyterian Church proposes to construct a new Multipurpose Building on their property at 34605 North Scottsdale Road. To accomplish this, two existing buildings will be demolished. The demolished buildings total 4100 square feet. The new Multipurpose Building totals 16,075 square feet and will contain a gymnasium, stage, kitchen, classrooms and offices. A portion of the building is on a second level which is served by stairs and an elevator. Nine new parking spaces to the southwest of the new building will be a part of this project.

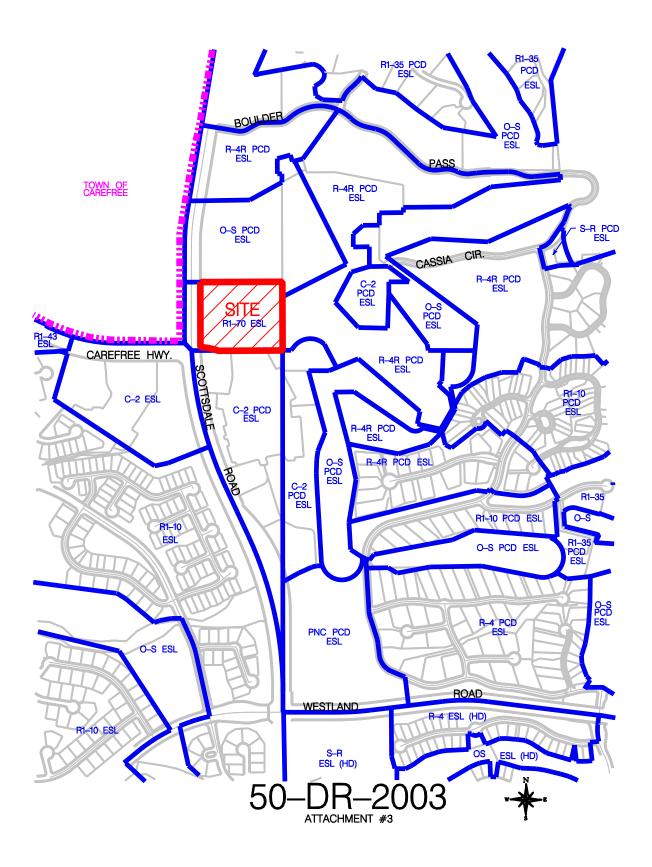
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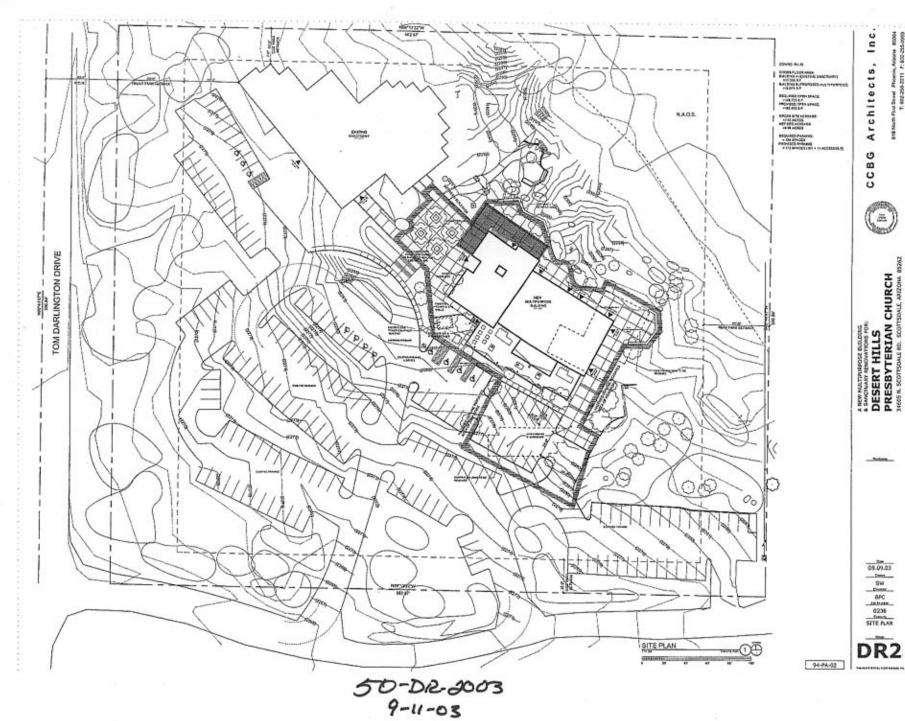
**ATTACHMENT #1** 

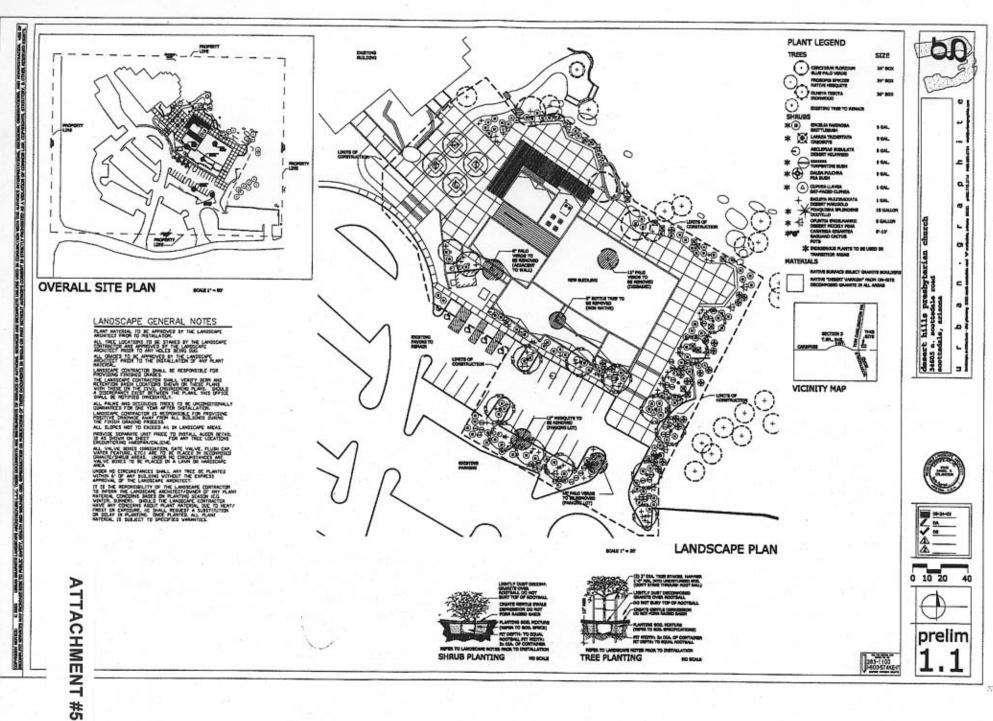




**ATTACHMENT #2A** 







94-FA-02



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	COLOR
A.	UTTERLY BEIGE SW 6068 (TO MATCH EXISTRAC)
8.	DORIAN GRAY SW 7017

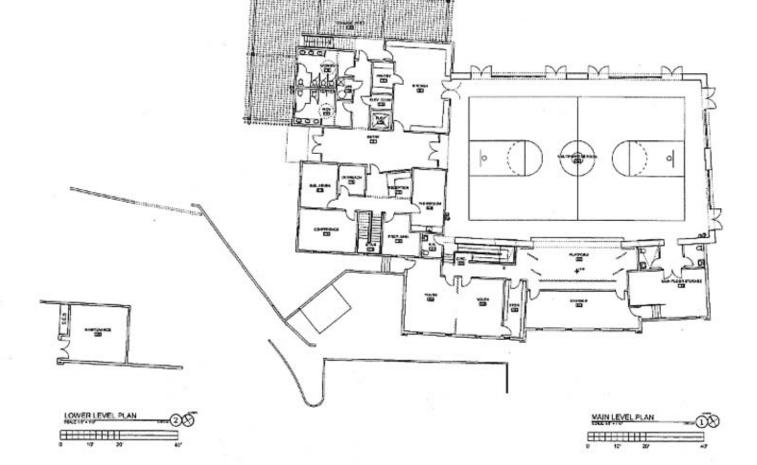


94-PA-02

V<sub>sse</sub> 7227 NORTH ELEVATION

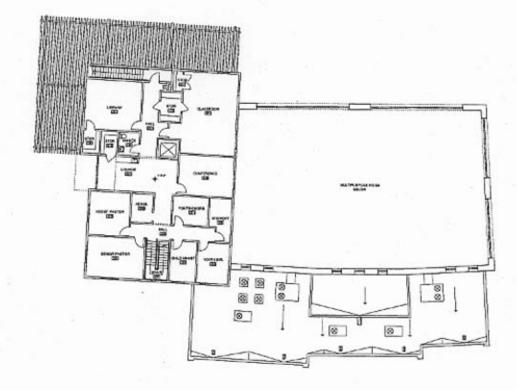
	COLOR
A.	UTTERLY BBGE SW 6989 (TO MATCH EXISTING)
в.	DORMAN CRAY SW 7017





**ATTACHMENT #7** 

94-74-02





DR8

94-FA-02

Ø LIGHTING PLAN

# Stipulations for Case: Desert Hills Presbyterian Church Case 50-DR-2003

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

#### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

- 1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by CCBG Architects, Inc. with a City of Scottsdale received date of September 11, 2003.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by CCBG Architects, Inc. with a City of Scottsdale received date of September 11, 2003.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Urban Graphite with a City of Scottsdale received date of June 26<sup>th</sup> 2003.

#### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

- 2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
- 3. All exterior conduit and raceways shall be painted to match the building.
- 4. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
- 5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
- 6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture. Color and texture shall be used on all sides of the wall enclosures.
- 7. Dooley wall fencing shall not be allowed.
- 8. All walls shall match the architectural color, materials and finish of the building(s), on all sides.
- 9. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth. The amount of recess shall be measured from the face of the exterior wall to face of glazing, exclusive of external detailing.

#### SITE DESIGN:

#### **DRB Stipulations**

10. The base planting areas around the proposed multi-purpose building must be a minimum of five (5) feet and must be revised prior to the final plan submittal, to the satisfaction of Plan Review and Permit Services staff.

#### **LANDSCAPE DESIGN:**

#### **DRB Stipulations**

- 11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
- 13. All plants proposed on site must be listed on the City of Scottsdale ESLO plant list and the Arizona Department of Water Resources, to the satisfaction of Plan Review and Permit Services staff.

#### **EXTERIOR LIGHTING DESIGN:**

#### **DRB Stipulations**

- 14. The photometric analysis included with the final plan submittal, must cover the entire property and include readings from existing lighting on site, to the satisfaction of Plan Review and Permit Services staff.
- 15. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
- 16. The individual luminaire lamp shall not exceed 250 watts.
- 17. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
- 18. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
- 19. No lighting shall be permitted in dedicated NAOS easements, Vista Corridor easements.
- 20. Incorporate into the project's design, the following:

#### Parking Lot and Site Lighting:

- a. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaries shall be included in this calculation.
- b. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.

#### **Building Mounted Lighting:**

- c. All luminaries shall be recessed or shielded so the light source is not directly visible from property line
- d. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

#### Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.

h. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

#### **VEHICULAR AND BICYCLE PARKING:**

#### **DRB Stipulations**

21. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

### **ADDITIONAL PLANNING ITEMS:**

#### **DRB Stipulations**

- 22. No exterior vending or display shall be allowed.
- 23. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 24. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

#### **RELEVANT CASES:**

#### **Ordinance**

A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 8-UP-1987, 34-DR-1987, 34-DR-1987#2, 38-DR-1995, 185-SA-1999, 185-SA-1999#A,

#### **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the <u>Scottsdale Revised Code</u> and the <u>Design Standards and</u> Policies Manual.

#### **APPLICABLE DOCUMENTS AND PLANS:**

25. Conceptual drainage report, preliminary grading and drainage site plan.

#### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

- 26. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

#### 27. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- B. On-site stormwater storage is required for the full 100-year, 2-hour storm event for the proposed additional building and proposed parking and hard surface areas. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- Any stormwater partial waiver request must be submitted, reviewed and concluded prior to this case's determination for the D.R. board agenda.

Prior to final civil plans submittal to the city of Scottsdale, the developer shall send in a revised drainage report for review and approval. the revised drainage report shall show and call out the location, size and volume of all proposed on-site detention basins, to clarify the status of the wash where this site's post-development runoff will be conveyed to, and how the runoff is conveyed across the streets to the wash in question.

- The final civil plans shall not be received at the one-stop-shop prior to the above drainage report revision and approval.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

#### **Ordinance**

E. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

#### INTERNAL CIRCULATION:

#### **DRB Stipulations**

- 28. The developer shall provide a minimum parking-aisle width of 24 feet.
- 29. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 30. The developer shall design the dead-end parking aisle in general conformance with the included detail.

#### **Ordinance**

F. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

#### **EASEMENTS AND DEDICATIONS**

EASEMENT / DEDICATION	DESCRIPTION
Drainage	Drainage easements required over all stormwater storage basins and drainage facilities.

#### **DRB Stipulations**

31. Trail Easement:

#### **Ordinance**

- G. Drainage Easement:
  - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50. cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

- H. Waterline and Sanitary Sewer Easements:
  - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the <u>Scottsdale Revised Code</u> and the <u>Design</u> Standards and Policies Manual, all water easements necessary to serve the site.

#### **REFUSE:**

#### **DRB Stipulations**

32. Show the location of existing refuse enclosure and its approach-area details serving this site on the final grading plans. Refuse enclosures shall meet the City of Scottsdale's standards. Details for construction of trash enclosures can be found in the <u>City of Scottsdale Supplements to MAG Standards</u>, standard detail #2146-1 for single enclosures and #2147-1for double enclosures.

#### 33. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

#### **Ordinance**

- I. Refuse enclosures:
- J. Underground vault-type containers are not allowed.
- K. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- L. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

#### WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the <u>Scottsdale Revised Code</u> and Sections 4 and 5 of the <u>Design</u> Standards and Policies Manual.

#### **DRB Stipulations**

- 34. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

#### **WATER:**

#### **Ordinance**

M. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

#### **WASTEWATER:**

#### **DRB Stipulations**

- 35. On-site sanitary sewer shall be privately owned and maintained.
- 36. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

#### **Ordinance**

N. Privately owned sanitary sewer shall not run parallel within the waterline easement.

#### **CONSTRUCTION REQUIREMENTS**

#### **DRB Stipulations**

As-Built Plans.

- 37. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
  - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

#### **Ordinance**

O. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]